

MINUTES OF THE ZONING BOARD
REGULAR MEETING, THURSDAY, JULY 21, 2016 AT
7:00PM, ON THE 6th FLOOR, TRAINING ROOM,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), Joanna Gwozdzowski, William Morris, and Sandra Dennies (Alternate). Present for Staff, Norman Cole, Land Use Bureau Chief, Vineeta Mathur, Associate Planner

Chairman Mills called the meeting to order at 7:00pm

PUBLIC HEARING CONTINUED FROM 7/18/16

1. **Application 216-24 – RBS Americas Property Corp & City of Stamford, 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B),** Amend Subsection of Article III, Section 9 - I (Mill River District).
2. **Application 216-25 – RBS Americas Property Corp & City of Stamford, 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B) – Map Change,** Applicant proposes to change approximately 4.95 acres (including 0.35 acres of City rights-of-way) in Blocks 6 & 7. Currently zoned R-5/C-G - Proposed change to MRD-D.
3. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B) – requesting approval of Special Exception, General Development and Costal Site Plan** Review for the development of two residential buildings consisting of 456 units and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park.

Chairman Mills opened the public hearings for applications 216-24, 216-25 and 216-26 and read the description of said applications for the record.

Attorney William Hennessey stated that the final design of the River Walk is being prepared by the Mill River Collaborative and will be incorporated in the project at the time of final site plan approval. Attorney Hennessey explained the MRD-D pre-application review process.

Mr. Morris asked how the project would be affected if DEEP doesn't approve the flood wall. Attorney Hennessey replied that the building would need to be redesigned with flood proofing to meet the Zoning and FEMA requirements.

Ms. Gwozdzowski stated for the record that she watched the video from the last meeting (7/18/16). Ms. Gwozdzowski asked about the plans for the historic building on site. Attorney Hennessey replied that it will be demolished. While the applicant has made an effort to find a new location and new use for it they could not find a new location or funding source to cover the cost.

The site plan controls created by a General Development Plan were discussed by the zoning board.

Attorney Lisa Feinberg presented the text amendment to the Board. Mr. Stein noted that the definition of non-contiguous parcels is unclear about the distance between the parcels.

Attorney Feinberg described the shared parking arrangement with 600 Washington Blvd (RBS).

The board discussed the traffic impact of the project in the area. Both Mr. Morris and Mr. Mills stated that the intersection of Richmond Hill Ave and Greenwich Ave is a bottleneck which should be addressed. Applicant's Traffic Engineer stated that the City is studying retiming this signal.

Mr. Morris asked Mr. Hennessey if any retail was planned for the site. Attorney Hennessey replied that no retail was planned yet however the applicant will consider conducting a market study to analyze the viability of retail on the site. He noted that 75 Tresser Blvd has had a difficult time leasing its retail space.

Ms. Gwozdzowski asked Mr. Hennessey whether there has been a determination regarding location of the BMR units. Attorney Hennessey replied that they have not yet finalized the proposal and at present are proposing on-site BMR units.

Public Comments

Nick Vitti, Esq representing S.L. Green, stated that the applicant has cooperated to preserve view corridors from 680 and 750 Washington Blvd and that S.L. Green did not have any issues with the proposal at this time.

Mr. Hennessey summarized the benefits of the proposal to the City and RBS.

Chairman Mills closed the public hearing on applications 216-24, 216-25 and 216-26.

4. **Application 216-17 – 484 PACIFIC STREET LLC, 484 PACIFIC STREET, requesting approval of Special Exception, Final Site & Architectural Plans and Coastal Site Plan Review** requesting approval to construct a 4 ½ story, 4,670 sq. ft. addition to an existing historic building. Bonuses requested pursuant to Section 7.3 include increased office FAR, increased building height and reduced parking.

Chairman Mills opened the public hearing for application 216-17 and read the description of said application for the record.

Attorney Hennessey, explained to the board Renee Kahn's concerns and their response.

Mr. Cole passed out the HPAC memo to the board and summarized the comments.

Chairman Mills closed the public hearing on application 216-17.

Chairman Mills called for a recess at 9:07pm. Meeting resumed at 9:17pm.

REGULAR MEETING

PENDING APPLICATIONS:

1. **Appl. 216-10 – EMPIRE WEST AVE, LLC, 220 WEST AVE, 18 PIAVE ST and 143 LEON PLACE - Special Exception and Site / Architectural / Requested use**

Chairman Mills disqualified himself from application 216-10.

Ms. Gwozdzowski expressed concern with the proposed density and suggested traffic improvements such as elimination of parking on Piave Street or making Piave Street one-way.

Mr. Morris stated that he is not in favor of the BMR density bonus or the special exception for the wall and fence height.

Ms. Dennies expressed that the Transportation Bureau should look into the traffic issues on Piave street. She noted that she did not like the height of the retaining wall. She also noted that she does not have a problem with the density bonus.

Acting Chair Stein stated that the minutes should reflect that Ms. Dennies has been seated.

Mr. Morris moved to deny application 216-10 special exception (density and wall height), seconded by Ms. Gwozdzowski and carried on a vote of 3 to 1 (Ms. Dennies –NO, Mr.

Stein, Ms. Gwozdzowski, Mr. Morris – YES)

2. **CSPR-1003 – WALTER PIANTINO, AIA, 32 Orchard Street, demo existing building and construct a new three-story, three family home of 3,100 sf on 0.25 in an RM-F zone within the CAM boundary.**

Mr. Mills was seated back as chairman. Mr. Mills read the application CSPR – 1003 for the record.

Ms. Vineeta Mathur presented the application and summarized the approval conditions. After a brief discussion Mr. Morris moved to approve with the EPB conditions, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Stein, Morris, Gwozdzowski, Dennies)

3. **CSPR-1008 – Dr. RUDOLPH TADDONIO, 182 DOLPHIN COVE QUAY,**
Requesting approval to install new generator and concrete pad with conduit.
Property is located in the CAM Boundary.

Mr. Mills read the application CSPR – 1008 for the record.

After a brief discussion Mr. Stein moved to approve with the EPB conditions, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Stein, Morris, Gwozdzowski, Dennies)

4. **Application 216-01 – CITY OF STAMFORD –Zoning Board** – to Amend Article III, Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board in order to provide public notice.

Application 216-01 was tabled.

Mr. Stein moved to change order to “old business”, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Stein, Morris, Gwozdzowski, Dennies)

OLD BUSINESS

1. **Appl. 216-09 – STAR PARTNERS, LLC – FRANKLIN STREET, General Development, Final Site, Special Exception and Architectural Plans,** – requesting approval of General Development, Final Site Plan and Special Exception approval for the development of a 13-unit multi-family apartment building with associated parking, amenities, landscaping and drainage facilities in the MX-D Infill Zone. *(Approval of conditions for Certificate / updated site plan with landscaping and revised trash location)*

Ray Mazzeo with Redniss & Mead presented the updated site plan. Mr. Mazzeo showed the plan with the trash enclosure. He also explained the replacement of the white Oak in the front, the proposed tree canopy to cover the trash bins and location of snow storage areas.

After a brief discussion Mr. Morris moved approval the updated site plan with the new trash location, seconded Mr. Stein and carried on a vote of 5 to 0 (Mills. Morris, Stein, Gwozdzowski, Dennies)

2. **Application 216-14 – LCB SENIOR LIVING – THIRD STREET, SUMMER STREET and SECOND STREET, Final Site and Architectural Plans,** Requesting approval to develop an Assisted Living Facility consisting of 104 units for 112 occupants in 5-story L-shaped building, with 56 onsite parking spaces, amenities, landscaping and drainage facilities. The property is located in the MXD Infill Zone. *(Requesting approval of Final color selection of the green metal panel).*

Mr. Mazzeo, Redniss & Mead presented the request for the color selection (inland vs cilantro) for the green metal panel on the façade of the proposed building.

After a brief discussion the board selected “cilantro”. Mr. Stein moved to approve, seconded by Mr. Morris and carried on a vote of 5 to 0 (Mills. Morris, Stein, Gwozdzowski, Dennies)

Mr. Stein moved to return to the regular agenda, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills. Morris, Stein, Gwozdzowski, Dennies)

Applications 216-24, 216-25 and 216-26 were tabled for discussion to the July 26, 2016 board meeting.

Draft conditions for application 216-17 were passed out to the board members.

After a brief discussion Mr. Morris moved to approve the application 216-17 as modified by the Zoning Board, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills. Morris, Stein, Gwozdzowski, Dennies)

NEW BUSINESS

1. Administrative Review of signage, The Cheesecake Factory, 100 Greyrock Place

After a brief discussion, Mr. Stein moved to approve the application for the signage on The Cheesecake Factory Restaurant located at 100 Greyrock Place, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills. Morris, Stein, Gwozdzowski, Dennies)

2. Administrative Review of façade, Rascal Flatts Stamford, 230 Tresser Blvd

After a brief discussion, Mr. Stein moved to approve the façade for the Rascal Flatts restaurant to be located at 230 Tresser Blvd, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, Gwozdzowski, Dennies)

ADJOURNMENT

Ms. Gwozdzowski moved to adjourn the meeting, seconded by Mr. Stein and unanimously approved 5 to 0 (Mills, Morris, Stein, Gwozdzowski, Dennies). The meeting was adjourned at 10:30 pm.

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

ZB-RM072116